

DESIGN & REALTY
on the market



A deluxe outdoor kitchen, sandy bayfront shore (during most tides), 57-foot pool with underwater speakers and an outdoor firepit make this the ultimate backyard for entertaining.

BIGGER is BETTER

At 1813 East Bay Ave., Newport Beach adds to its reign as O.C.'s most desired address—with a hefty price tag to boot.

By Alexandria Abramian

There is no shortage of jaw-dropping details at developer Craig Atkin's Newport Beach home: There's the location on not one but three lots, affording full-frontage bay views that flood the home via \$1 million in floor-to-ceiling Riviera Bronze windows. There's a new dock with room for a minimum of four vessels, a 57-foot-long pool outfitted with underwater speakers and a 1,100-gallon aquarium. And then, perhaps most impressive of all, there's the price tag: \$44.995 million. "There are more billionaires bay front in Newport Harbor than in any other place in Southern California," says listing agent Tim Smith of Smith Group Real Estate (smithgrouprealestate.com) of the property, located at 1813 East Bay Ave. "The entire team—builders, architect and designers—are world-class and absolutely everything, from the ground up, is of the highest caliber and craftsmanship."

While the list of amenities seems endless—five bedrooms, two game rooms, two gourmet kitchens, a theater, gym, glass elevator and more—it turns out that the design team's greatest challenge was to tame that excess into an updated feeling of bygone beach house intimacy. "There are a lot of

PHOTOS COURTESY OF TIM SMITH, THE SMITH GROUP
COLDWELL BANKER RESIDENTIAL BROKERAGE



From top: L.A.-based Infinity Aquarium Design crafted homeowner Craig Atkins' 11-foot, 1,100-gallon aquarium for a cool \$100,000; retractable walls allow guests to view the home's 90 feet of water frontage.

opposites in this house," says architect Robert Sinclair (sinclairraia.com) of the 12,710-square-foot home. "The owner wants an intimate beach house and then he wants expansive views. You have to fuse that. We took every design decision and used warmth and intimacy as guides while always connecting back to the water."

One of Sinclair's primary goals was to avoid a cookie-cutter modern beach house look while delivering state-of-the-art technology and amenities. "From the street, we wanted it to feel like a neighborhood home... a friendly place with a porch and swing, with kids playing on the street," he explains. "Then, as you walk, we wanted it to explode with the views."

Working with Blackband Design (blackbanddesign.com) and builder Patterson Custom Homes CONTINUED...





Clockwise from top left: One of five bedrooms decorated by Blackband Design; why have one gourmet kitchen when you can have two?; the home's dock can accommodate a minimum of four vessels; while the compound will cost you a cool \$44.95 million, its mighty sunsets are priceless.

«I can't remember a time in my career when something this nice and new was available on the market. Most people who build a home like this stay forever.»

—AGENT TIM SMITH >>

...CONTINUED (pattersoncustomhomes.com), the team collaborated to downplay details like steel supports, six HVAC compressors and enough solar panels to power parts of the house during outages, while spotlighting its seaside splendor: more traditional wood-paneled ceilings, intimate seating and lots of natural materials. "This was really about designing something that has a contemporary feel but that is casual and comfortable," says Wendy Blackband of Blackband Design. "It's truly a melding of both of those styles."

Making massive spaces more intimate was key to the home's feel, says Blackband. "It's not an easy task with these large homes to walk into this space and [say], 'Ah, this feels good.'" To scale the size into cozier confines while maintaining an open feel, Blackband relied on strategic space planning. In the sprawling great room, she sectioned the room into two distinct areas. "If we kept this as one huge space with the furniture, you'd be shouting across the room," she says. "So instead, the idea was to separate them into two spaces but to make it very cohesive between them." Using swivel chairs and open L-shaped sofas, the designer created a space that can easily transform into one large entertaining area when needed.

When it came to the game rooms, however, Blackband put one on the ground floor—complete with a pool table and shuffleboard—and another in the basement, where activities include foosball and indoor basketball shooting. By using nongame furnishings in each of the spaces, Blackband says they avoided the feel of a theme room and softened the overall experience.

The home's price tag makes it one of the most expensive in Newport Beach, but one that, according to Smith, reflects a one-of-a-kind property from the ultimate bayfront location. "Today, I can't remember a time in my career when something this nice and new was available on the market. Most people who build a home like this stay forever." ■